

17DEVPLAN1192

4001 South Brook Street



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Ross Allen, Planner I
December 4, 2017**

Requests

- **Variances:** from Land Development Code section 5.3.4.D.3.a to allow a proposed warehouse to encroach into the 25' front setback.

Location	Requirement	Request	Variance
Front Setback	25 ft.	0 ft.	25 ft.

Case Summary / Background

- The subject property two M-2 zoned parcels with existing storage/warehouse will be consolidated prior to construction approval.
- The proposed 12,794 sf. addition is located between two existing structures and will share a common wall with both structures.
- Intended use of the new structure is storage/warehouse for pre-cast terrazzo (marble-based) products.
- Previous cases include a 4,996 sf. addition approved on 12/10/2014. 14LSCAPE1192 approved on 1/7/2015.

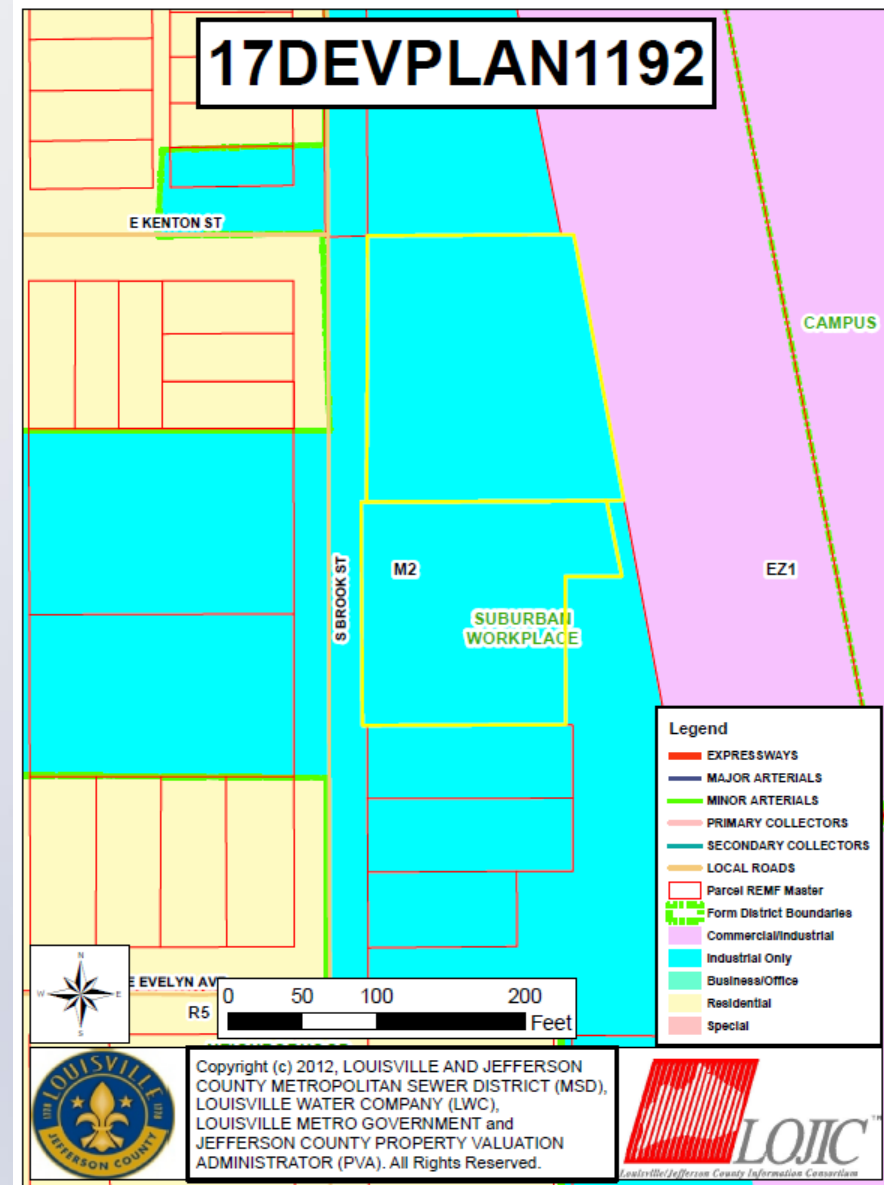
Zoning/Form Districts

Subject Property:

- Existing: M-2/Suburban Workplace
- Proposed: M-2/Suburban Workplace

Adjacent Properties:

- North: M-2/Suburban Workplace
- South: M-2/Suburban Workplace
- East: M-2 and EZ-1 /Suburban Workplace and Campus
- West: R-5 and M-2/Traditional Neighborhood and Suburban Workplace



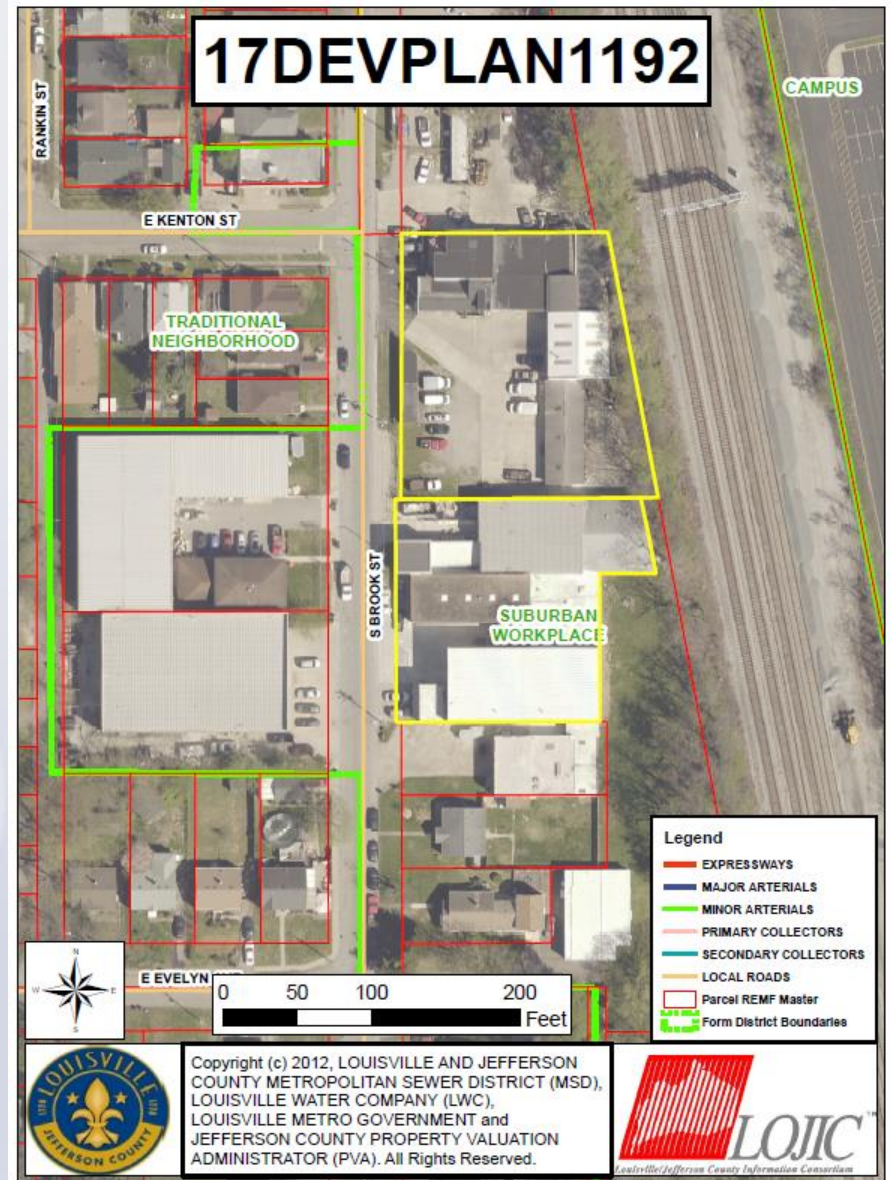
Aerial Photo/Land Use

Subject Property:

- Existing: Industrial - Warehouse/Storage
- Proposed: Industrial – Warehouse/Storage

Adjacent Properties:

- North: Industrial
- South: Industrial
- East: Industrial / CSX Railroad ROW
- West: Industrial / Single Family Residential



Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



Site Photos-Subject Property



Looking southeast at the subject property. Left of photo is where the proposed addition will be located.

Site Photos-Subject Property



Site Photos-Subject Property



The existing concrete block covered area, to be removed. The proposed VUA entrance.

Elevations/Renderings

WILDER PARK PROPERTIES - VENOSA ADDITION

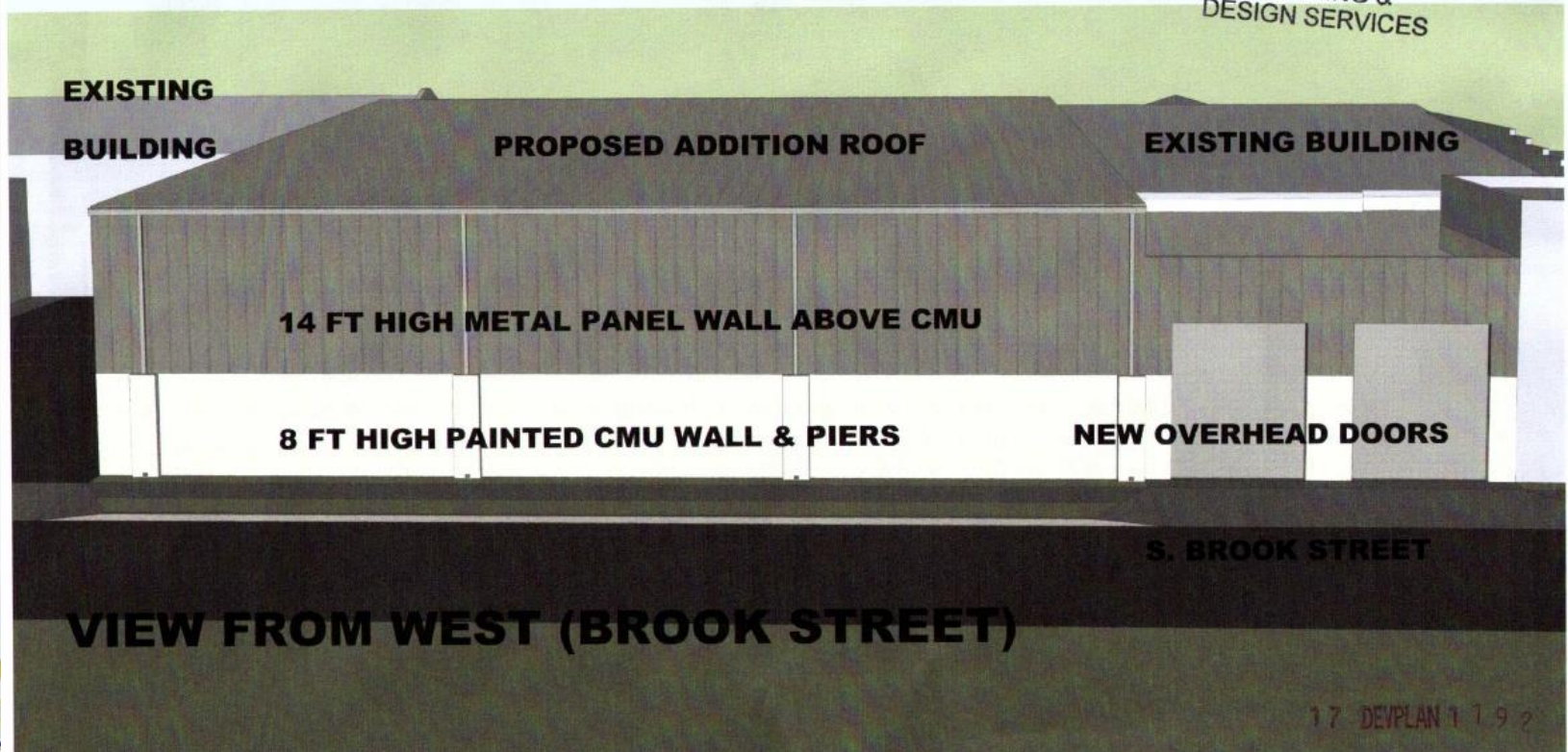
4001 SOUTH BROOK STREET, LOUISVILLE, KY 40214

CATEGORY 2B PLAN APPLICATION - OCTOBER 6, 2017

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PLANNING &
DESIGN SERVICES



Elevations/Renderings

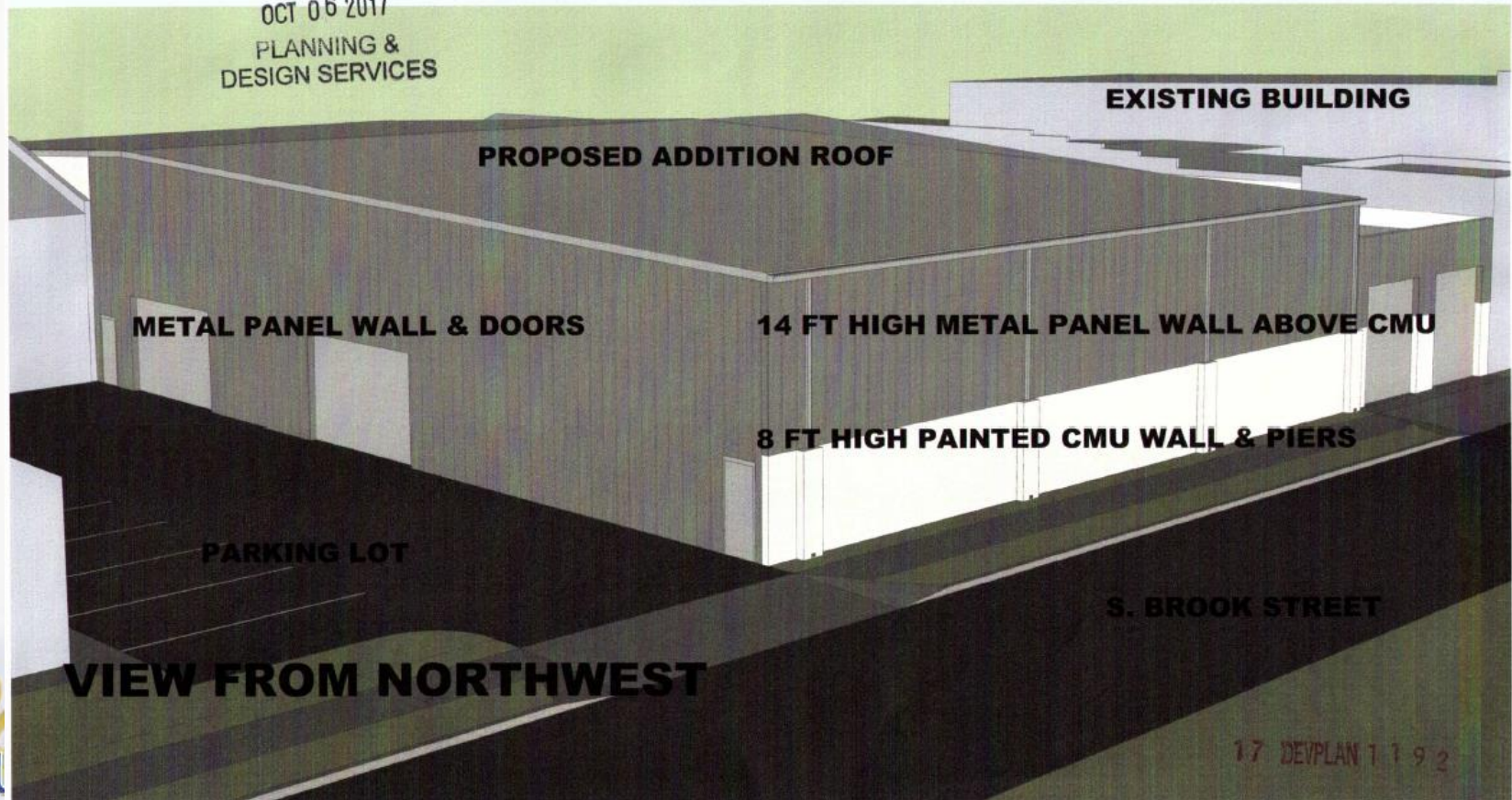
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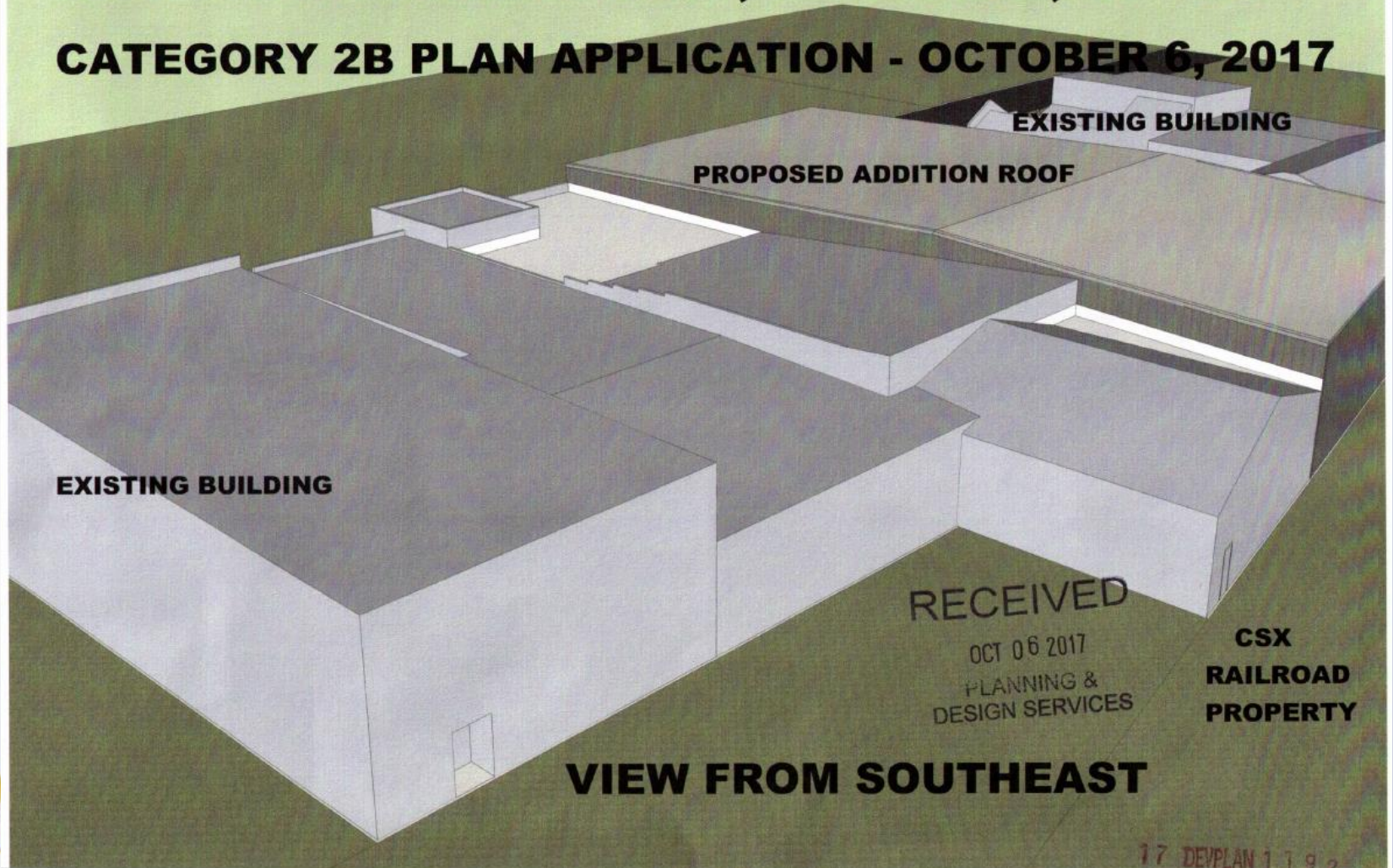


Elevations/Renderings

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Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code (August 2017a) from section 5.3.4.D.3.a to allow a proposed 30 foot tall 12,794 sf. storage/warehouse to encroach 25 feet into the 25 foot front setback along South Brook Street.

Required Actions

- **Variances:** from Land Development Code section 5.3.4.D.3.a to allow a proposed warehouse to encroach into the 25' front setback. Approve/Deny

Location	Requirement	Request	Variance
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